



# RESTAURANT PROPERTY

INTERNATIONAL LEISURE SPECIALISTS

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## A1 OPPORTUNITY \* VICTORIA



### Costa Boutique

324 Vauxhall Bridge Road  
Victoria  
London  
SW1V 1AA

## KIOSK AVAILABLE - PRIME LOCATION

### LOCATION

The premises occupies a prominent position in Victoria, opposite the Apollo Victoria Theatre and adjacent to Victoria station. Vauxhall Bridge Road benefits from a huge footfall of office workers and tourists visiting Westminster Abbey and Big Ben nearby. The premises is located near the Nova Mixed use development which includes state-of-the-art offices, contemporary apartments and a mix of trendy restaurants and retailers.

Nearby operators include M restaurants, Patisserie Valerie, Rail House Café, Vagabond and Barbecoa.

### ACCOMMODATION

The premises are arranged at ground floor providing the following approximate areas:

Ground Floor	182 SQ FT
TOTAL	182 SQ FT

### LEASE

The property is available by way of an assignment of the existing Fully Repairing and Insuring lease for a term of 15 years from 24th June 2015 to and including 23rd June 2030. The lease is contracted inside the LTA 1954 act. The next rent review will be held December 2019.

### RENT

£14,000 per annum

### PREMIUM

Upon Application

### PLANNING

The premises benefit from Use Class A1 (Cafe).

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.

## RATES

We have been verbally informed by the local authority:

2017

Rateable Value: £14,500

Rates Payable: £6,989

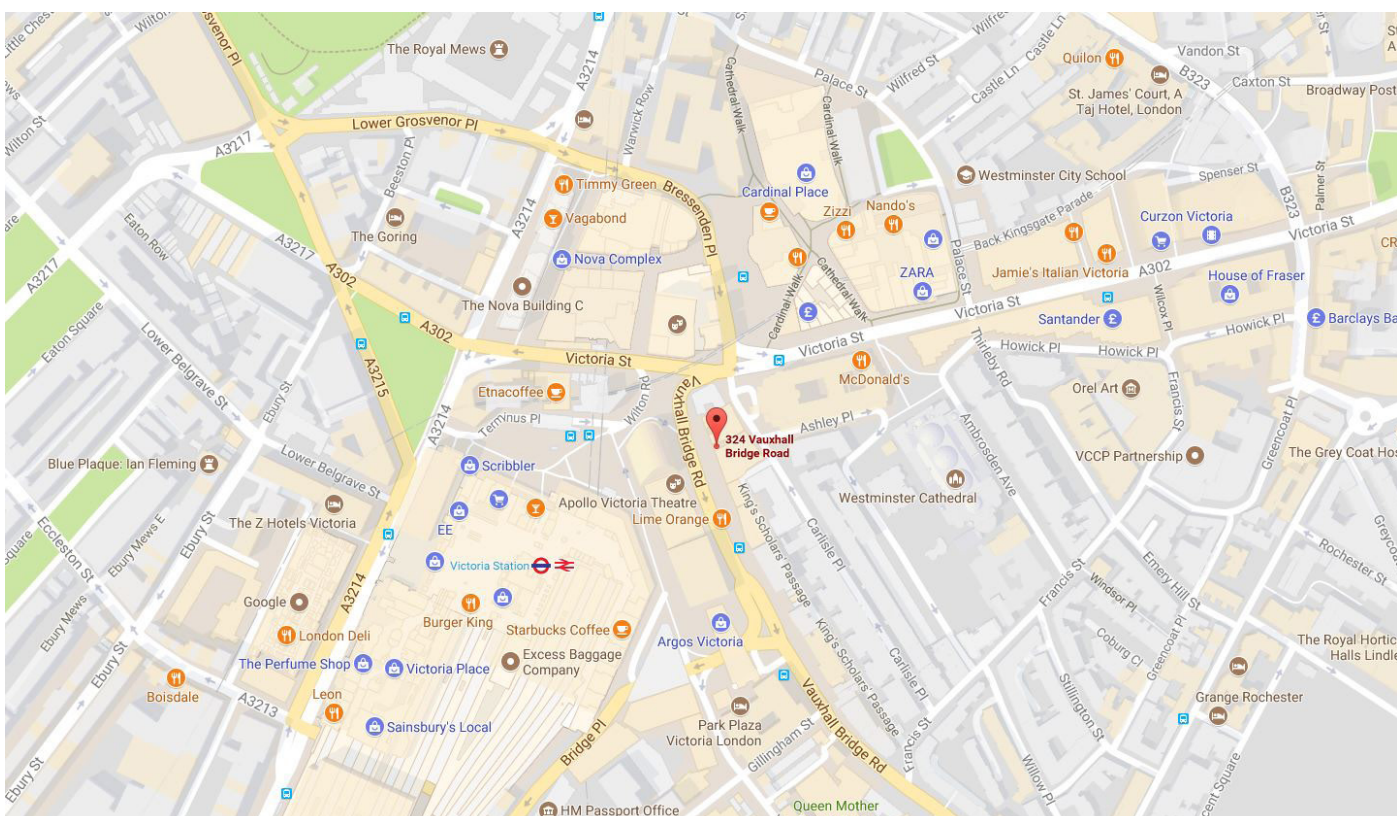
All parties are advised to confirm the above with the Westminster City Council.

## EPC

A EPC is available upon request.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



## FOR VIEWINGS PLEASE CONTACT

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SUBJECT TO CONTRACT